



City of Mesquite, Texas

Minutes - Final City Council

Monday, February 19, 2024

5:45 PM

City Hall | Council Chamber
757 N. Galloway Avenue | Mesquite, Texas

Present: Mayor Daniel Alemán, Jr., and Councilmembers B. W. Smith, Jeff Casper, Tandy Boroughs, Kenny Green, Elizabeth Rodriguez-Ross and Brandon Murden, City Manager Cliff Keheley and City Secretary Sonja Land.

PRE-MEETING - TRAINING ROOMS A&B - 5:45 P.M.

AGENDA REVIEW

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:00 P.M.

INVOCATION

Drew Hastings, Pastor, Family Cathedral of Praise, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City of Mesquite Engineers.

SPECIAL ANNOUNCEMENTS

1. Mr. Murden stated that the City has been celebrating Black History Month and honoring the contributions of African Americans. He thanked all who attended the educational event he hosted this past Saturday, February 17, 2024. The next event is Historic Mesquite, Inc.'s "Diversity in the West: Buffalo Soldiers" on Saturday, February 24, 2024, from 10:00 a.m. to 2:00 p.m., at Opal Lawrence Historical Park, 701 East Kearney Street. This free program is a living history reenactment that will explain how Buffalo Soldiers got their name and what their role was in settling the American West. Come see real Buffalo Soldier gear, uniforms and tents. This event will also include a presentation on "The Economic Impact of Black Cowboys: Yesterday & Today."
2. Mr. Murden invited citizens to a District 6 Neighborhood Meeting on Thursday, March 28, 2024, at 7:00 p.m., at B. J. Smith Elementary School, 2300 Mesquite Valley Road.
3. Mr. Smith stated that the City of Mesquite receives water from the North Texas Municipal Water District (NTMWD), which serves many communities in our area. Every March, the NTMWD conducts system maintenance to ensure the safety of our drinking water. Part of this maintenance process is a change in the disinfectant make-up of the water. The NTMWD has performed this process for more than 15 years. Disinfection is a critical part of the water treatment process that keeps drinking water free of harmful microorganisms, such as parasites and viruses. The City's Utility Division works closely with the NTMWD throughout the process. Water customers with questions or concerns can contact the NTMWD at 972-442-5045 or visit www.NTMWD.com/SafeWater for more information.

4. Mr. Smith reminded residents that it is illegal to allow your dog to run at large and to make sure your fences are secure.
5. Mr. Boroughs invited citizens to join Keep Mesquite Beautiful, Inc., (KMB) on Saturday, March 2, 2024, at Town East Mall, from 2:00 p.m. to 4:00 p.m., for the Spring Recycled Art Contest and Fashion Show. This year's theme is "Monarch Madness." Students of all ages and businesses, groups and organizations are invited to show their created artwork and costumes made from recycled materials. KMB is also hosting a spring wildflower planting event at the Paschall Park Butterfly Trail on Saturday, March 9, 2024, from 9:00 a.m. to Noon. Join KMB to clean up, sow seeds and plant pollinator plants.
6. Mr. Boroughs invited citizens to a District 4 Neighborhood Meeting on Thursday, March 7, 2024, at 7:00 p.m., at Evans Recreation Center, 1116 Hillcrest Street.
7. Ms. Rodriguez-Ross invited citizens to a District 3 Neighborhood Meeting on Thursday, February 22, 2024, at 7:00 p.m., at Galloway Elementary School, 200 Clary Drive.
8. Ms. Rodriguez-Ross invited all residents to the 7th Annual Neighborhood Summit on Saturday, February 24, 2024. Participants will learn how to get involved with the City and their neighborhood. The event will be held at the Mesquite Independent School District (MISD) Professional Development Center, 3819 Towne Crossing Boulevard, and will feature guest speakers and more to educate and provide helpful tips. Breakfast, registration and networking will begin at 8:15 a.m. and the program will take place from 9:00 a.m. to 1:00 p.m.
9. Ms. Rodriguez-Ross invited the community to a litter collection event at Blackwood Park, 3200 Parkside Drive, on Saturday, March 2, 2024, at 10:00 a.m.
10. Mr. Green stated that now through February 25, 2024, the Mesquite Arts Theatre will present "She Loves Me," a romantic-ish musical comedy. Come see the story of two combative shop clerks who are not aware that they are recipients of each other's secret love letters. This light-hearted musical is based on a play that also inspired the movie, "You've Got Mail." "She Loves Me" will be held in the Black Box Theatre on Friday and Saturday evenings and on Sunday afternoons. For details regarding show times and to purchase tickets, please visit www.mesquiteartstheatre.org.
11. Mr. Green invited citizens to a District 2 Neighborhood Meeting on Saturday, March 23, 2024, at 10:00 a.m., at Florence Recreation Center, 2501 Whitson Way.
12. Mr. Casper stated that as a teacher, students, parents and teachers are already looking forward to Spring Break. The City's Parks and Recreation Department provides fun and affordable camps during MISD breaks. Spring Break Kidz Camp will be held Monday, March 11, 2024, through Friday, March 15, 2024. Kids in Kindergarten through 6th grade will have fun gathering with friends, playing games and sports and making crafts. This year, the Camp will include a special field trip on Thursday, March 14, 2024, to Nickelrama Video Game Arcade. Parents can register their kids for a few days or the entire week. The cost per day is \$20.00 for Mesquite residents and \$30.00 for non-residents. The Camp will be held at Dunford Recreation Center, 1015 Green Canyon Drive, from 7:00 a.m. to 6:00 p.m. Registration ends on Friday, March 8, 2024. Find out more or register online at www.cityofmesquite.com/HolidayCamps.
13. Mayor Alemán stated that on Monday, March 4, 2024, the City's Solid Waste Division will begin a new focus for trash collection called "Driveway Service." This means that trash will be collected at the end of residents' driveways. This change will effect approximately 7,700 homes. Wherever your driveway is, whether that is in the front or in the back of your home, that is where your trash will be picked up. Making this change to trash collection will save taxpayers money and improve services. Collection days will not change and the City will continue to assist elderly and disabled residents who let Solid Waste know they need help putting out their trash. Visit www.cityofmesquite.com/solidwaste to see maps of the areas affected by the change.
14. Mayor Alemán addressed the incident that occurred today at Pioneer Technology and Arts Academy. He stated that fast actions of the school administrators, Mesquite Police Department and Mesquite Fire Department saved lives today in Mesquite. He stated that this is an active investigation and asked for the public's patience. Once the investigation is complete, more information will be released. Mayor Alemán requested prayers for everyone involved in today's incident.

CITIZENS FORUM

1. Karen Lassiter, 3104 Mountcross Road, expressed concerns regarding the sewer line at her house.
2. Vivian Johnson, 4538 Live Oak Drive, expressed concerns regarding signage at Galloway Avenue and IH-30.

CONSENT AGENDA**Approval of the Consent Agenda**

Mr. Boroughs moved to approve the items on the Consent Agenda as follows. Motion was seconded by Mr. Green and approved unanimously.

- 1 Minutes of the regular City Council meeting held February 5, 2024.

Approved on the Consent Agenda.

- 2 A resolution authorizing the City Manager to execute the 2022 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Funds Sharing and Fiscal Agency Agreement between Dallas County and the Cities of Balch Springs, Carrollton, Dallas, DeSoto, Duncanville, Garland, Grand Prairie, Irving, Lancaster, Mesquite and Richardson; authorizing an equitable redistribution of grant funds thereby reducing Mesquite's formula allocation to the revised amount of \$32,012.93, designating the City of Dallas as the applicant and fiscal agent and designating the Police Chief of the City of Mesquite as the responsible officer for the purpose of signing all documents associated with the grant.

Approved on the Consent Agenda.

Resolution No. 06-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE THE 2022 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT ("JAG") PROGRAM FUNDS SHARING AND FISCAL AGENCY AGREEMENT BETWEEN DALLAS COUNTY AND THE CITIES OF BALCH SPRINGS, CARROLLTON, DALLAS, DESOTO, DUNCANVILLE, GARLAND, GRAND PRAIRIE, IRVING, LANCASTER, MESQUITE, AND RICHARDSON; AUTHORIZING AN EQUITABLE REDISTRIBUTION OF GRANT FUNDS THEREBY REDUCING MESQUITE'S FORMULA ALLOCATION TO THE REVISED AMOUNT OF \$32,012.93; DESIGNATING THE CITY OF DALLAS AS THE APPLICANT AND FISCAL AGENT; AND DESIGNATING THE POLICE CHIEF OF THE CITY OF MESQUITE AS THE RESPONSIBLE OFFICER FOR THE PURPOSE OF SIGNING ALL DOCUMENTS ASSOCIATED WITH THE GRANT. (Resolution No. 06-2024 Recorded in Resolution Book No. 69.)

- 3 A resolution authorizing the City Manager to execute the 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Funds Sharing and Fiscal Agency Agreement between Dallas County and the Cities of Balch Springs, Carrollton, Dallas, DeSoto, Duncanville, Garland, Grand Prairie, Irving, Lancaster, Mesquite and Richardson; authorizing an equitable redistribution of grant funds thereby reducing Mesquite's formula allocation to the revised amount of \$36,554.95, designating the City of Dallas as the applicant and fiscal agent and designating the Police Chief of the City of Mesquite as the

responsible officer for the purpose of signing all documents associated with the grant.

Approved on the Consent Agenda.

Resolution No. 07-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE THE 2023 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT ("JAG") PROGRAM FUNDS SHARING AND FISCAL AGENCY AGREEMENT BETWEEN DALLAS COUNTY AND THE CITIES OF BALCH SPRINGS, CARROLLTON, DALLAS, DESOTO, DUNCANVILLE, GARLAND, GRAND PRAIRIE, IRVING, LANCASTER, MESQUITE, AND RICHARDSON; AUTHORIZING AN EQUITABLE REDISTRIBUTION OF GRANT FUNDS THEREBY REDUCING MESQUITE'S FORMULA ALLOCATION TO THE REVISED AMOUNT OF \$36,554.95; DESIGNATING THE CITY OF DALLAS AS THE APPLICANT AND FISCAL AGENT; AND DESIGNATING THE POLICE CHIEF OF THE CITY OF MESQUITE AS THE RESPONSIBLE OFFICER FOR THE PURPOSE OF SIGNING ALL DOCUMENTS ASSOCIATED WITH THE GRANT. (Resolution No. 07-2024 recorded in Resolution Book No. 69.)

- 4** RFP No. 2023-137 - Construction Manager-at-Risk (CMaR) Services for the Construction of New Fire Station No. 8.
(Authorize the City Manager to finalize and execute a contract with Crossland Construction Company, Inc., in connection with the design (Phase I) of New Fire Station No. 8 in the amount of \$20,000.00.)

Approved on the Consent Agenda.

- 5** RFP No. 2023-138 - Construction Manager-at-Risk (CMaR) services for the Construction of a Public Safety Training Facility.
(Authorize the City Manager to finalize and execute a contract with Crossland Construction Company, Inc., in connection with the design (Phase I) of a Public Safety Training Facility in the amount of \$12,500.00.)

Approved on the Consent Agenda.

- 6** RFP No. 2023-141- Construction Services for Construction of New Fire Station No. 2.
(Authorize the City Manager to finalize and execute a contract with AUI Partners, LLC, in the amount of \$9,649,220.00.)

Approved on the Consent Agenda.

- 7** RFP No. 2024-015 - Annual Contract for Paint and Body Services.
(Authorize the City Manager to finalize and execute a contract with Town East Ford, LLC, in the amount of \$215,100.00. The term of the contract is for a one-year period with four additional one-year renewal options, subject to annual appropriation of sufficient funds.)

Approved on the Consent Agenda.

- 8** RFP No. 2024-019 - City Lake Aquatic Center Renovation: Site Amenities.
(Authorize the City Manager to finalize and execute a contract with PBS Construction LLC, in an amount not to exceed \$260,325.00.)

Approved on the Consent Agenda.

- 9 Bid No. 2024-030 - Annual Supply of 45-Gallon Edge Trash Carts.
(Authorize the City Manager to finalize and execute a contract with Duramax Holdings LLC, dba Otto Environmental Systems, through Houston-Galveston Area Council (H-GAC) Contract No. RC01-21, in the amount not to exceed \$346,256.00. The term for this contract is for a one-year period.)
Approved on the Consent Agenda.
- 10 RFQ No. 2024-039 - Architectural Services for the Design and Construction of New Fire Station No. 8.
(Authorize the City Manager to finalize and execute a contract with Brown Reynolds Watford Architects, Inc., for services in connection with the design of the new Fire Station No. 8 in an amount not to exceed \$1,297,400.00.)
Approved on the Consent Agenda.
- 11 RFQ No. 2024-039 - Architectural Services for the Design and Construction of the New Public Safety Training Facility.
(Authorize the City Manager to finalize and execute a contract with Brown Reynolds Watford Architects, Inc., for services in connection with the design of the New Public Safety Training Facility in an amount not to exceed \$509,625.00.)
Approved on the Consent Agenda.
- 12 Bid No. 2024-063 - Annual Supply of Duplicating Papers.
(Staff recommends award to low bidder Western BRW Paper Company in the amount of \$138,151.75. The term is for a one-year period with four additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to annual appropriation of sufficient funds.)
Approved on the Consent Agenda.
- 13 Bid No. 2024-077 - Purchase of Five Dodge Chargers.
(Staff recommends award to Grapevine Dodge Chrysler Jeep, through the BuyBoard Contract No. 724-23, in an amount not to exceed \$193,326.00.)
Approved on the Consent Agenda.
- 14 Bid No. 2024-078 - Purchase of Two Replacement Ford Interceptors.
(Staff recommends award to Silsbee Ford, Inc., through The Interlocal Purchasing System (TIPS) Contract No. 210907, in an amount not to exceed \$108,502.00.)
Approved on the Consent Agenda.
- 15 Bid No. 2024-080 - Purchase of Three Ford Explorers.
(Staff recommends award to Silsbee Ford, Inc., through The Interlocal Purchasing System (TIPS) Contract No. 210907, in an amount not to exceed \$119,056.50.)
Approved on the Consent Agenda.

- 16 Authorize the City Manager to finalize and execute an Office and Hangar Lease with Marcus Air, LLC, for space at the Mesquite Metro Airport.
- Approved on the Consent Agenda.**
- 17 Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Freeman-Millican, Inc., for the Trinity Pointe Mesquite Elevated Tank in the City of Mesquite within Kaufman County, in the amount of \$654,500.00.
- Approved on the Consent Agenda.**
- 18 Authorize the City Manager to finalize and execute Change Order Nos. 1, 2 and 3 to Bid No. 2023-057, Utility Relocation for IH-635 at US Highway 80 Interchange, with BRCT, LLC dba Black Rock Construction for additional services required in the total amount of \$162,317.21.
- Approved on the Consent Agenda.**
- 19 Authorize the Mayor to execute a Second Amendment to an Employment Agreement between the City of Mesquite, Texas, and City Attorney David Paschall.
- Approved on the Consent Agenda.**
- 20 Ratify the purchase of Four Ford Pickups included in Bid No. 2024-048, Purchase of Seven Ford Pickups, from Sam Pack's Five Star Ford, through Texas Smart Buy Contract No. 070M1, in the amount of \$172,469.25.
- Approved on the Consent Agenda.**

PUBLIC HEARINGS

- 21 A. Conduct a public hearing under Chapter 311 of the Texas Tax Code to consider approving a Third Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twelve, City of Mesquite, Texas (IH-20 Business Park) (the "Zone") and increasing the total estimated project costs for the Zone.
- B. Consider an ordinance approving a Third Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twelve, City of Mesquite, Texas (IH-20 Business Park) (the "Zone") and increasing the total estimated project costs for the Zone.
- A public hearing was held to consider an ordinance approving a Third Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twelve (IH-20 Business Park).**
- Kim Buttram, Director of Economic Development, stated that Tax Increment Reinvestment Zone (TIRZ) No. 12 (IH-20 Business Park) was created on June 4, 2018, by Resolution No. 31-2018, to provide a funding mechanism for the improvements needed to develop the land within the TIRZ plan for commercial use. Ms. Buttram stated that TIRZ No. 12 contains 1,182-acres and surrounds the Mesquite Metro Airport at Lawson Road and Scyene Road. The TIRZ allocates 50**

percent of new incremental land and building value into a fund for infrastructure projects that helps the district to further develop. The estimated build-out value (real property only) is \$532 million over the life of the TIRZ and the estimated new City property tax revenue is \$102 million. The 30-year TIRZ plan, through 2051, estimates \$51 million revenue allocated for allowable project costs and \$51 million revenue to the City of Mesquite General Fund for all tracts within the TIRZ.

Kim Buttram, Director of Economic Development, stated that on March 21, 2022, the IH-20 Business Park TIRZ No. 12 Board of Directors met and adopted an Amended Project and Financing Plan (PFP) which included Phase I of Dalfen Industrial's Mesquite Airport Logistics Center and was approved by the City Council on March 21, 2022, as Ordinance No. 4944. On May 15, 2023, the IH-20 Business Park TIRZ No. 12 Board of Directors met and adopted a Second Amended PFP which includes agreements with Oncor and IH 20 LP, LLC, and was approved by Council on May 15, 2023, as Ordinance No. 5023.

Ms. Buttram stated that by statute, the TIRZ Board adopts or amends a TIRZ PFP and then recommends its approval to the City Council. A TIRZ PFP only becomes effective after such Council approval. Since the proposed amended PFP increases the total estimated project costs for the TIRZ, State law also requires the Council to hold a public hearing to allow any interested person to speak for or against any proposed amendment to the TIRZ PFP.

Ms. Buttram stated that the Airport East project is one of four major developments within TIRZ No. 12, being approximately 217-acres with room for approximately three million square feet of industrial space. The Chapter 380 agreement requires minimum benchmarks for reimbursement of qualifying TIRZ infrastructure projects associated with the development of the site.

Ms. Buttram stated that per the existing agreement, approved by the City Council on October 16, 2023, the developer is eligible for up to \$8 million reimbursement on approved infrastructure projects and may begin to receive reimbursement upon the construction of at least 250,000 square feet or \$30 million capital investment, commencing by August 31, 2032, and completion by December 31, 2035. An additional 250,000 square feet or \$30 million capital investment, commencing by August 1, 2037, and completion by July 1, 2042, is required to retain qualification for continued reimbursement.

Ms. Buttram stated that the proposed amendment increases the allowable reimbursements be increased to up to \$14 million, with the addition to the project plan being a two-lane public road connecting Scylene Road to Lawson Road through the proposed development. All reimbursements are based on actual costs for approved infrastructure projects accepted by the City of Mesquite.

No one appeared regarding the proposed resolution.

Mr. Green moved to approve Ordinance No. 5095, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING A THIRD AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWELVE, CITY OF MESQUITE, TEXAS (IH-20 BUSINESS PARK) (THE "ZONE"); INCREASING THE TOTAL ESTIMATED PROJECT COSTS FOR THE ZONE; MAKING A FINDING REGARDING FEASIBILITY; PROVIDING REPEALER AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE THEREOF. Motion was

seconded by Mr. Smith and approved unanimously. (Ordinance No. 5095 recorded in Ordinance Book No. 131.)

22

Conduct a public hearing and consider a resolution approving a First Amendment to TIRZ No. 12 Reimbursement Agreement and Performance Agreement with MSAP 216, LLC, and 42 BP, LP (Collectively the Developer) and the Board of Directors of Reinvestment Zone No. 12, City of Mesquite, Texas (IH-20 Business Park) (TIRZ) and the City of Mesquite, Texas, regarding the Developer's construction of an approximately 217-acre Class A Industrial Development in the TIRZ located at 229, 231, and 1600 Lawson Road, Mesquite, Texas, and the granting to the Developer of certain TIRZ reimbursements, and authorizing the City Manager to take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the First Amendment, and administer the First Amendment on behalf of the City.

A public hearing was held to consider a resolution approving a First Amendment to Tax Increment Reinvestment Zone (TIRZ) No. 12 Reimbursement Agreement and Performance Agreement with MSAP 216, LLC, and 42 BP, LP and the Board of Directors of Reinvestment Zone No. 12 (IH-20 Business Park).

No one appeared regarding the proposed resolution.

Mr. Boroughs moved to approve Resolution No. 08-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING A FIRST AMENDMENT TO TIRZ NO. 12 REIMBURSEMENT AGREEMENT AND PERFORMANCE AGREEMENT WITH MSAP 216, LLC, AND 42 BP, LP (COLLECTIVELY THE "DEVELOPER"), AND THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NO. 12, CITY OF MESQUITE, TEXAS (IH-20 BUSINESS PARK) (THE "TIRZ"), AND THE CITY OF MESQUITE, TEXAS, REGARDING THE DEVELOPER'S CONSTRUCTION OF AN APPROXIMATELY 217-ACRE CLASS A INDUSTRIAL DEVELOPMENT IN THE TIRZ LOCATED AT 229, 231, AND 1600 LAWSON ROAD, MESQUITE, TEXAS, AND THE GRANTING TO THE DEVELOPER OF CERTAIN TIRZ REIMBURSEMENTS; AND AUTHORIZING THE CITY MANAGER TO TAKE SUCH ACTIONS AND EXECUTE SUCH DOCUMENTS AS ARE NECESSARY OR ADVISABLE TO CONSUMMATE THE TRANSACTIONS CONTEMPLATED BY THE FIRST AMENDMENT, AND ADMINISTER THE FIRST AMENDMENT ON BEHALF OF THE CITY. Motion was seconded by Mr. Casper and approved unanimously. (Resolution No. 08-2024 recorded in Resolution Book No. 69.)

23

Conduct a public hearing and consider a resolution supporting Northwest Drive Senior Living Mesquite, Ltd.'s application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits Program for the construction of an approximately 90-unit senior restricted affordable multi-family rental housing development to be located at 1100 Interstate Highway 30, in accordance with Chapter 2306 of the Texas Government Code and authorizing the City Secretary to certify the resolution to the TDHCA.

A public hearing was held to consider a resolution supporting Northwest Drive Senior Living Mesquite, Ltd.'s application to the Texas Department of Housing and Community Affairs (TDDHCA).

Jeff Armstrong, Director of Planning and Development Services, stated that

Agenda Item No. 28 has been withdrawn by the applicant. The remaining six agenda items are applications for a resolution of support for 9% tax credit projects for affordable housing through the Texas Department of Housing and Community Affairs (TDHCA), which is a competitive funding process. The approval of a resolution by the City Council is critical for these projects to have a chance at receiving funding. He stated that the State has a rule within its process that it will not approve two projects within the same year that are within two miles of each other.

Mr. Armstrong stated that the projects at 1100 Interstate Highway 30 and 705 State Highway 352 are more than two miles from any other project. All of the projects except for the project at 930 Military Parkway will require rezoning if they receive the State funding. He stated that any support provided tonight does not obligate the City Council to any future zoning action.

Mr. Armstrong stated that all of the projects that will be presented tonight are age-restricted except for 930 Military Parkway.

Applicant Kim Parker, Executive Director of Palladium USA International, Inc., stated that Palladium USA is part of the Palladium Group which is a global, family-owned real estate conglomerate with assets in six countries and have been in business for 150 years. She stated that Palladium owns and self-manages all of their properties. The property at 1100 Interstate Highway 30 is a 3.9-acre site and is adjacent to the Palladium Garland complex. Currently, Palladium Garland, with 140 units, is 100 percent leased and they have a wait list of 350. This project will include 90 units restricted to occupants 62 years of age and over with many amenities, senior resources and events. Ms. Parker stated that the parking ratio will be 1.3 spaces per unit (117 units).

No one appeared regarding the proposed resolution.

Mr. Casper moved to approve Resolution No. 09-2024, LIVING MESQUITE, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (THE "TDHCA") FOR 2024 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF AN APPROXIMATELY 90-UNIT SENIOR RESTRICTED AFFORDABLE MULTI-FAMILY RENTAL HOUSING DEVELOPMENT TO BE LOCATED AT 1100 INTERSTATE HIGHWAY 30, IN ACCORDANCE WITH CHAPTER 2306 OF THE TEXAS GOVERNMENT CODE; PROVIDING A LOCAL FUNDING COMMITMENT FOR THE DEVELOPMENT; AND AUTHORIZING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TDHCA. Motion was seconded by Mr. Green. On call for a motion on the vote, the following votes were cast:

Ayes: Casper, Green, Alemán, Boroughs, Rodriguez-Ross, Murden
Nays: Smith

Motion carried. (Resolution No. 09-2024 recorded in Resolution Book No. 69.)

24

Conduct a public hearing and consider a resolution supporting Collins Villas Investments, LP's application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits Program for the construction of an approximately 131-unit senior affordable multi-family rental housing development to be located at 705 State Highway 352, in accordance with Chapter 2306 of the Texas Government Code and

authorizing the City Secretary to certify the resolution to the TDHCA.

A public hearing was held to consider a resolution supporting Collins Villas Investments, LP's application to the Texas Department of Housing and Community Affairs (TDHCA).

Applicant Joseph Agumadu, President of Sphinx Development, stated that Sphinx has been in business since 1998. The proposed development, located at 705 State Highway 352, will contain 110-units – 98 one-bedroom units and 12 two-bedroom units. The parking ratio will be 1.42 spaces per unit (139 units).

Council expressed concerns regarding issues at the Villas at Vanston Park, which is managed by Sphinx Development.

1. Vivian Johnson, 4538 Live Oak Drive, stated that she lives in the neighborhood near the Villas at Vanston Park and stated that she has witnessed trash from other sources being deposited into the dumpsters.

2. Debbie David, 500 block of Horseshoe Bend, expressed concerns regarding affordability and parking at the proposed development.

No others appeared regarding the proposed resolution.

Mr. Smith moved to deny a resolution supporting Collins Villas Investments, LP's application to the Texas Department of Housing and Community Affairs (TDHCA). Motion was seconded by Mr. Casper. On call for a vote on the motion, the following votes were cast:

Ayes: Smith, Casper, Alemán, Boroughs, Green, Rodriguez-Ross
Nays: Murden

Motion carried.

25

Conduct a public hearing and consider a resolution supporting CSH Windbell Senior Village, Ltd.'s application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits Program for the construction of an approximately 88-unit senior restricted affordable multi-family rental housing development to be located at 915 Windbell Circle, in accordance with Chapter 2306 of the Texas Government Code and authorizing the City Secretary to certify the resolution to the TDHCA.

A public hearing was held to consider a resolution supporting CSH Windbell Senior Village, Ltd.'s application to the Texas Department of Housing and Community Affairs (TDHCA).

Applicant Russ Michaels, Executive Director at Texas Inter-Faith Housing Corporation, stated that the proposed development, located at 915 Windbell Circle, is a two-acre site and will contain a 4-story building with 88 units.

1. Kay Carroll, Combine, expressed support for the resolution.

2. Debbie David, 500 block of Horseshoe Bend, expressed concerns regarding the lack of green space at the proposed development.

No others appeared regarding the proposed resolution.

Mr. Boroughs moved to deny a resolution supporting CSH Windbell Senior Village, Ltd.'s application to the Texas Department of Housing and Community Affairs (TDHCA). Motion was seconded by Mr. Casper and approved unanimously.

26

Conduct a public hearing and consider a resolution supporting 930 Military Parkway Living, Ltd.'s application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits Program for the construction of an approximately 111-unit affordable multi-family rental housing development to be located at 930 Military Parkway, in accordance with Chapter 2306 of the Texas Government Code and authorizing the City Secretary to certify the resolution to the TDHCA.

A public hearing was held to consider a resolution supporting 930 Military Parkway Living, Ltd.'s application to the Texas Department of Housing and Community Affairs (TDHCA).

Applicant Kim Parker, Executive Director of Palladium USA International, Inc, stated that this development received a Resolution of Support from the Mesquite City Council last year. However, they were one development short of receiving the award. She stated that the property at 930 Military Parkway is an 8-acre site and is near Downtown Mesquite. Half of the site will be dedicated as open space and deed restricted from development.

Ms. Parker stated that the development will include 111 units within two five-story buildings with elevators and amenities for families. The parking ratio will be 1.7 spaces per unit (190 parking spaces). She stated that 80 percent of the units will be below market rate and 20 percent will be market rate. One-, two- and three-bedroom units will be offered.

1. Claudia Ryan, 4717 Monarch Dr., expressed opposition to the resolution.
2. Jason Hernandez, 1033 Burnet Drive, expressed opposition to the resolution and support for financial literacy.
3. Debbie David, 500 block of Horseshoe Bend, expressed support for the resolution.

No others appeared regarding the proposed resolution.

Mr. Boroughs moved to approve Resolution No. 10-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, SUPPORTING 930 MILITARY PARKWAY LIVING, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (THE "TDHCA") FOR 2024 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF AN APPROXIMATELY 111-UNIT AFFORDABLE MULTI-FAMILY RENTAL HOUSING DEVELOPMENT TO BE LOCATED AT 930 MILITARY PARKWAY, IN ACCORDANCE WITH CHAPTER 2306 OF THE TEXAS GOVERNMENT CODE; PROVIDING A LOCAL FUNDING COMMITMENT FOR THE DEVELOPMENT; AND AUTHORIZING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TDHCA. Motion was seconded by Mr. Casper. On call for a vote on the motion, the following votes were cast:

Ayes: Boroughs, Casper, Alemán, Green, Rodriguez-Ross, Murden
Nayes: Smith

Motion carried. (Resolution No. 10-2024 recorded in Resolution Book No. 69.)

27

Conduct a public hearing and consider a resolution supporting 2910 Motley Senior Living, Ltd.'s application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits Program for the construction of an approximately 133-unit senior restricted affordable multi-family rental housing development to be located at 2910 Motley Drive, in accordance with Chapter 2306 of the Texas Government Code and authorizing the City Secretary to certify the resolution to the TDHCA.

A public hearing was held to consider a resolution supporting 2910 Motley Senior Living, Ltd.'s application to the Texas Department of Housing and Community Affairs (TDHCA).

Applicant Kim Parker, Executive Director of Palladium USA International, Inc., stated that this development received a Resolution of Support from the Mesquite City Council last year. However, they discovered that they were not going to be competitive enough to receive an award, so they withdrew their application. She stated that this site has increased by one acre and now contains 5.8 acres. The development will include 133 units for occupants 62 years of age and over. The parking ratio will be 1.4 spaces per unit (187 parking spaces). She stated that 66 percent of the units will be below market rate and 34 percent will be market rate. One- and two-bedroom units will be offered.

Karen Lassiter, 3104 Mountcross Road, expressed concerns regarding parking for visitors on the site.

No others appeared regarding the proposed resolution.

Ms. Parker stated that visitor parking will be located outside of the gated area and residents will be required to provide their visitors access to the property.

Mr. Green moved to approve Resolution No. 11-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, SUPPORTING 2910 MOTLEY SENIOR LIVING, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (THE "TDHCA") FOR 2024 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE CONSTRUCTION OF AN APPROXIMATELY 133-UNIT SENIOR RESTRICTED AFFORDABLE MULTI-FAMILY RENTAL HOUSING DEVELOPMENT TO BE LOCATED AT 2910 MOTLEY DRIVE, IN ACCORDANCE WITH CHAPTER 2306 OF THE TEXAS GOVERNMENT CODE; PROVIDING A LOCAL FUNDING COMMITMENT FOR THE DEVELOPMENT; AND AUTHORIZING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TDHCA. Motion was seconded by Mr. Casper. On call for a vote on the motion, the following votes were cast:

Ayes: Green, Casper, Alemán, Boroughs, Rodriguez-Ross, Murden

Nays: Smith

Motion carried. (Resolution No. 11-2024 recorded in Resolution Book No. 69.)

28

Conduct a public hearing and consider a resolution supporting SDTX Mesquite Limited Partnership's application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits Program for the construction of an approximately 88-unit affordable multi-family rental housing development to be located at 445 State Highway 352, in

accordance with Chapter 2306 of the Texas Government Code and authorizing the City Secretary to certify the resolution to the TDHCA.

Jeff Armstrong, Director of Planning and Development Services, stated that this item has been withdrawn by the applicant.

29

Conduct a public hearing and consider a resolution supporting Waterside Village Mesquite, LLC's application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits Program for the construction of an approximately 102-unit senior restricted affordable multi-family rental housing development to be located at 2700 Motley Drive, in accordance with Chapter 2306 of the Texas Government Code and authorizing the City Secretary to certify the resolution to the TDHCA.

A public hearing was held to approve a resolution supporting Waterside Village Mesquite, LLC's application to the Texas Department of Housing and Community Affairs (TDHCA).

Applicant Michael Tibbets, representing Express Development, Inc., stated that they are a family-owned development, construction and property management company. He stated that the development will include 102 units restricted to occupants 55 years of age and over. One- and two-bedroom units will be offered.

No one appeared regarding the proposed resolution.

Ms. Rodriguez-Ross moved to deny a resolution supporting Waterside Village Mesquite, LLC's application to the Texas Department of Housing and Community Affairs (TDHCA). Motion was seconded by Mr. Green and approved unanimously.

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. The meeting adjourned at 9:15 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor